



April 16, 2013

**NOTICE OF APPLICATION
and
Notice of Neighborhood Meeting
McBride Preliminary Plat
PP13-00001**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing a Notice of Application for a preliminary plat subdivision, to create 40 single-family residential lots on an 8.87 acre site.

A Neighborhood Meeting is scheduled for May 1, 2013, from 6:30 p.m. to 8:30 p.m. in the Pickering Room at City Hall NW, located at 1775 12th Ave NW. The purpose of the Neighborhood Meeting is for the applicant to present the proposal and to provide an opportunity for the community to raise potential issues and concerns regarding the proposed subdivision.

Project Description: The proposal is to subdivide approximately 8.87 acres into 40 single-family residential lots. The proposal includes the construction of infrastructure to serve the residential lots, including; utilities, roadways, and stormwater facilities. There are several wetlands located either on-site or adjacent to the project site. The proposal avoids filling of wetlands, there are impacts to wetland buffers which are mitigated by the proposal.

The site is currently developed with 2 existing single family houses, driveways and associated outbuildings. The existing homes and outbuildings would be removed for the subdivision. The majority of the site is pasture. The eastern edge of the site contains grouping of trees and the western edge of the site is constrained by wetlands.

The property is zoned Single-Family Small Lot (SF-SL), which allows a minimum lot size of 6,000 square feet and a maximum density of 7.26 dwelling units per acre. The maximum zoning density for the site could yield approximately 63 lots and the proposal is for 40 lots. The proposal has reduced most of the lot sizes from 6,000 square feet to a general range between 3,700 and 4,600 square feet; in order to cluster development away from the wetland and wetland buffer areas, and to achieve a project density closer to the allowable density.

Access to the development would be provided off SE 48th Street, with a secondary connection to the south to the Issaquah 22 subdivision. A secondary, emergency vehicle access is proposed from the west portion of the site, via an easement across adjacent property, connecting to SE 48th Street.

Location: 23203/23231 SE 48th Street

The project site is located on the south side of SE 48th Street. The Tremont development in the City of Sammamish is to the north and Aspen Meadows is to the south of the site. See Vicinity Map (Attachment 1).

Comment Period: There is a 14-day public comment period for this Notice of Application. Individuals may provide comments by **5:00 p.m. April 30, 2013**. All comments received will be documented in the project file. Comments may also be provided at the Neighborhood Meeting. Please send comments to: Peter Rosen, City of Issaquah, P.O. Box 1307, Issaquah, WA. 98027, or by e-mail: peterr@ci.issaquah.wa.us, or by phone at (425) 837-3094.

Permit Process: After the Neighborhood Meeting, the preliminary plat proposal will require a public hearing with the City's Hearing Examiner, who will make the decision on the project. A separate notice will be provided when the public hearing is scheduled. Public comments will be accepted prior to and at the preliminary plat public hearing.

Date of Application: March 13, 2013


Complete Application: April 8, 2013

Date of Notice of Application: April 16, 2013

Information Available for Review: Application materials and plans are available for review at the Issaquah Development Services Department and the Permit Center, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's).

Please contact me with any questions or comments, or if you would like additional information regarding this application at (425) 837-3094 or by email at peterr@ci.issaquah.wa.us

Sincerely,
DEVELOPMENT SERVICES DEPARTMENT



Peter Rosen
Senior Environmental Planner

Enclosures: Attachment 1 - Vicinity map, Attachment 2 - Preliminary Plat Plan

**MCBRIDE PROPERTY
PRELIMINARY PLAT**



ATTACHMENT 1

[illegible]

PRELIMINARY PLAT MAP
MCBRIDE PROPERTY
23203 SE 48TH STREET
CITY OF ISSAQUAH WASHINGTON



3/13/13
JOB NUMBER:
12-033
SHEET NAME:
PP-01
SHT 3 of 8

LINE DATA		
LINE	LENGTH	BEARING
1	66.10	N 27°54' E
2	302.78	N 85°01' W
3	183.03	N 01°54' E
4	218.44	N 32°50' E
5	113.14	N 03°55' E
6	26.83	N 28°37' W
7	66.57	N 01°54' E
8	43.92	N 04°57' W
9	282.89	N 07°08' E
10	109.50	N 85°01' W
11	192.50	N 85°01' W

CURVE	LENGTH	DELTA	RADIUS
CT	156.81	87°02'00"	80.00
CL	62.70	87°02'00"	80.00
CC	100.88	77°49'30"	100.00
CE	78.47	31°51'30"	80.00
CF	68.89	72°01'30"	70.00
CG	114.1	66°22'30"	70.00
CH	14.56	90°22'30"	120.00

NOTE:
CRITICAL AREAS WITHIN CRITICAL
AREA TRACTS TO BE DEDICATED TO
THE CITY.

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROPRIATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL, THE CONTRACTOR SHALL LOCATE THE APPROPRIATE PROVISION FOR PROTECTION. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 1-800-424-5533 AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.